



**27 HORDERN CRESCENT,
QUARRY BANK, BRIERLEY HILL DY5 2NR**





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This **BEAUTIFULLY MAINTAINED & VERY WELL PROPORTIONED, THREE BEDROOM DETACHED RESIDENCE**, enjoys **LOVELY DISTANT VIEWS** to the **FRONT**, and along within having an excellent array of **POPULAR SCHOOLING & local amenities** close by, would make a **TRULY LOVELY FAMILY HOME**. With **DOUBLE GLAZING & GAS CENTRAL HEATING**, an early viewing is **ESSENTIAL** to appreciate this **WELL ARRANGED PROPERTY** which in brief comprises: **Side Hall, Attractive Lounge, Separate Dining Room, Well Fitted Kitchen, Three First Floor Bedrooms and MODERN HOUSE BATHROOM**. Furthermore with **Driveway, Garage & LOVELY REAR GARDEN** with **Private Patio Area** for **Alfresco Dining**. **EPC: D**

In further detail the accommodation is seen to comprise;

GROUND FLOOR

A wood grain effect door provides an approach to the;

HALL

With ceiling light point, tiled floor, storage cupboard and having doors which lead off to the kitchen (mentioned later), and furthermore to the;

SITTING ROOM 15' 8" x 13' 8" (when measured at widest points)

With a double glazed window to the front, central heating radiator, ceiling light point, feature fireplace and with stairs which lead off and gently rise to the first floor accommodation. Furthermore there are two wall light points and a door that leads off to the;

DINING ROOM 10' 2" x 7' 9" (when measured at widest points)

With a double glazed window with adjoining double glazed doors that open to the rear garden, central heating radiator, ceiling light point, coving to the ceiling and providing ample space for dining furnishings along with having an archway which opens to the;

KITCHEN 7' 4" x 8' 1" (when measured at widest points)

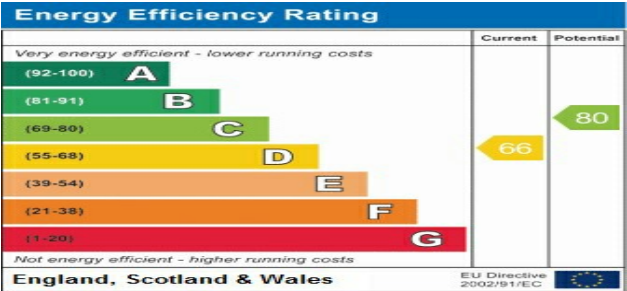
with shower over and splashback tiling which continues and forms a surround to a low level WC, hand basin with mixer tap above and central heating radiator. Also with coving to the ceiling and recessed ceiling lights.

OUTSIDE

This very well presented, three bedroom, detached home is set behind a good sized driveway which facilitates vehicular parking and the driveway extends to the garage. The property also benefits from a;

LOVELY REAR GARDEN

With an initial patio area for external dining and entertaining when the weather permits which leads to a number of tiered levels with a lawned garden being at the highest and enclosed with timber fencing.





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With a double glazed window to the rear and furnished with a good range of cupboards and drawers along with integrated oven with four ring hob above and integral washing machine. All surmounted by roll edged work surfacing which encompasses a single drainer sink with mixer tap above and splashback tiling rises to eye-level where there are wall mounted units which provide for additional storage along with cooker hood and wall mounted Worcester boiler system. The kitchen also accommodates a ceiling light point and has a door that returns to the hall.

FIRST FLOOR ACCOMMODATION

Returning to the sitting room, stairs rise and lead to the;

LANDING

With a ceiling light point, access to the loft, coving to the ceiling, an obscure double glazed window to the side and with doors which lead off to;

BEDROOM ONE 8' 7" x 15' 3" (when measured at widest points)

With a double glazed window to the front which has lovely distant views, central heating radiator, recessed ceiling lights and coving to the ceiling.

BEDROOM TWO 9' 2" x 10' 4" (when measured at widest points)

With a double glazed window to the rear, central heating radiator, recessed ceiling lights and coving to the ceiling.

BEDROOM THREE 9' 3" x 6' 10" (when measured at widest points)

With a double glazed window to the front, central heating radiator, recessed ceiling lights and coving to the ceiling.

MODERN HOUSE BATHROOM 7' 5" x 6' 5" (when measured at widest points)

With an obscure double glazed window to the rear and appointed with a three piece suite to comprise of a bath

GENERAL INFORMATION

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

EPC - Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

TENURE

The vendors advise the property is Freehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

VIEWING

By arrangement through **BRIERLEY HILL OFFICE (01384) 265265**

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BHS: 8884

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